

**Planning Board Agenda for  
City of Manchester, New Hampshire  
Planning Board  
Held on: June 9, 2005 at 6:00 p.m.  
One City Hall Plaza  
Manchester, NH 03101  
(603) 624-6450  
[planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)**

**MANCHESTER PLANNING BOARD  
PUBLIC HEARING/LIMITED BUSINESS MEETING  
Thursday, June 09, 2005 – 6:00 p.m.  
City Hall, Third Floor, Aldermanic Chambers**

**I. PUBLIC HEARING:**

**Subdivision, Site Plan/Planned Development, and Conditional Use Applications (See Enclosed):**

**(Continued from May 19, 2005 joint public hearing with ZBA)**

1. S-21-2005 Property located on McGregor Street and Foundry Street (TPK 4, Lots 12 & 14), an application to subdivide property by adjusting property lines – Catholic Medical Center/Alliance Resources, Inc.
2. SP-13-2005 Property located on McGregor Street and Foundry Street (TPK 4, Lots 11B, 12  
PD-06-2005 & 14), an application for site plan and planned development approval for the construction of a 52,300 sq. ft., 4 story medical office building, a 750 space parking garage, modifications to an existing parking lot, and an elevated pedestrian bridge/connector to CMC - Catholic Medical Center/Alliance Resources, Inc.

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With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is recommended by the staff that the Planning Board accept the applications and conduct a Public Hearing.

A motion would be in order to accept the following **CURRENT APPLICATIONS**:

3. S-29-2005 Property located on McGregor Street & Foundry Street (TPK 4, Lots 11B, & 12, an application to subdivide property for street dedication (to provide land for widening of street right-of-way) - Catholic Medical Center/Alliance Resources, Inc.  
*(The staff recommends that the Board individually accept this application and include it with the hearing on S-21-2005 & SP-13-2005/PD-06-2005.)*
4. S-47-2004 Property located at 539 Brickett Road, an application to subdivide property to

create a total of three (3) single family lots – Barbara Lemay

5. S-18-2005 Property located at 1014 Wellington Road, an application to subdivide property to adjust boundary lines and create a 1.84 acre lot for development – E. H. Parkinson III, Ronald J. Fredette & William J. Hybsch, Jr.
6. PD-03-2005 Property located at 1014 Wellington Road, an application to create a planned development by construction of four (4) single family dwellings on one lot - E. H. Parkinson III, & Ronald J. Fredette
7. S-22-2005 Property located at 1224 & 1230 Hanover Street, an application to subdivide property to create two (2) lots - Crissy S. Brown
8. S-25-2005 Property located at 609 Hanover Street, an application to subdivide property to create two (2) lots – Dominic Deluca
9. SP-14-2005  
PD-04-2005 Property located at 25 Hackett Hill Road, an application to create a planned development, and for site plan approval for the construction of six (6) residential buildings containing fifty-two (52) townhouse dwelling units – Hanaby Homes, LLC
10. SP-19-2005 Property located at 2 Line Drive, an application for site plan approval for the construction of a one-story, 7,495 sq. ft. restaurant and outdoor patio – Robert O’Sullivan (d.b.a. Boneyard Restaurant)
11. CU-14-2005 Property located at 587 Union Street, an application for a conditional use permit to convert the existing residence to office space – Stephen Carey

## **II. LIMITED BUSINESS MEETING:**

12. S-18-2005 Property located at 1014 Wellington Road, an application to subdivide property to adjust boundary lines and create a 1.84 acre lot for development – E. H. Parkinson III, Ronald J. Fredette & William J. Hybsch, Jr.
13. S-25-2005 Property located at 609 Hanover Street, an application to subdivide property to create two (2) lots – Dominic Deluca
14. SP-19-2005 Property located at 2 Line Drive, an application for site plan approval for the construction of a one-story, 7,495 sq. ft. restaurant and outdoor patio – Robert O’Sullivan (d.b.a. Boneyard Restaurant)
15. Discussion of letter from Richard Fredette regarding Board action of S-09-05, land on Arah St.
16. Any other business items from Staff or Board.